

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 9-1-02 Craven Thompson and Associates, Inc. / Hamilton C. Forman and Miles Austin Forman, as Trustees, 2924 Davie Road/Generally located south of the Eckerd's Pharmacy, east of Nova Drive on the east side of Davie Road.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 9-1-02, Office Building for Easter, Inc., 2924 Davie Road (B-2)

REPORT IN BRIEF: The applicant requests site plan approval for the 2.39 acre site, generally located south of the Eckerd's Pharmacy, east of Nova Drive on the east side of Davie Road. The proposal is for a 12,139 square foot office building, parking and landscaping.

The structure is two (2) floors, constructed out of concrete block, covered in stucco, with prefabricated square columns, and standing seam metal roof. The color scheme reflects a base color of light beige, tan banding, white columns and rafter tails, green, tan and brown awnings, with green roof. Access to the site is via the existing 50' shared opening along Davie Road, and through cross access with the Eckerd's Pharmacy. Provided are 43 standard sized parking spaces; including two (2) handicapped spaces.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the November 26, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to increasing the height of the Viburnum hedge which surrounds the dumpster to 36 inches (Motion carried 4-0, Mr. Engel was absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. It is noted that the site plan has been modified pursuant to Site Plan Committee's recommendations.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Hamilton C. Forman and Miles Austin Forman, as Trustees of an unrecorded Land Trust Agreement dated as of November 4, 1994
Address: 888 SE 3 Avenue, Suite 501
City: Fort Lauderdale, FL 33316
Phone: (954) 522-1969

Agent:

Name: Craven Thompson and Associates, Inc.
Address: 3563 NW 53 Street
City: Fort Lauderdale, FL 33309
Phone: (954) 739-2002

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval for an office building for Easter Inc.

Address/Location: 2924 Davie Road/Generally located south of the Eckerd's Pharmacy, east of Nova Drive on the east side of Davie Road.

Future Land Use Plan Designation: Regional Activity Center (RAC)

Zoning: B-2, Community Business District

Existing Use: Vacant

Proposed Use: Office building

Parcel Size: 2.39 acres (104,031 square feet)

Surrounding Uses:
North: Eckerd's Pharmacy
South: Mobile home sales office
East: Palm Trace Landings (apartments)
West: School (South Florida Education Center)

Surrounding Land Use Plan Designation:
Regional Activity Center
Regional Activity Center
Regional Activity Center
Regional Activity Center

Surrounding Zoning:

North: B-2, Community Business District
South: B-2, Community Business District
East: RM-25, Multi-family Residential (County)
West: CF, Community Facilities Center District

ZONING HISTORY

Previous Requests on same property: The plat, P 5-2-90 Nova Plat, was approved on September 5, 1990.

The site plan, SP 10-1-97 Eckerd's, was approved on August 5, 1999.

The plat, P 3-1-02 Nova Plat No.2, was approved on November 7, 2001.

The delegation request, DG 9-1-02 Nova Plat No.2, was approved on November 6, 2002, to amend the plat note restriction on the "Nova Plat No. 2" from "3,761 square feet of proposed commercial use on Parcel A2" to "12,139 square feet of proposed office use on Parcel A2".

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 2.39 acre site, generally located south of the Eckerd's Pharmacy, east of Nova Drive on the east side of Davie Road. The proposal is for a 12,139 square foot office building, parking and landscaping.
2. *Building:* The structure is two (2) floors, constructed out of concrete block, covered in stucco, with prefabricated square columns, and standing seam metal roof. The color scheme reflects a base color of light beige, tan banding, white columns and rafter tails, green, tan and brown awnings, with green roof.
3. *Access and Parking:* Access to the site is via the existing 50' shared opening along Davie Road, and through cross access with the Eckerd's Pharmacy. Provided are 43 standard sized parking spaces; including two (2) handicapped spaces.
4. *Landscaping:* The site plan shows 11,200 square feet (0.79 acres) or 32.6% open space (30% required) for the overall site. The east buffer was planted with Royal Palms, and the west with Mahogany and continuous Fichus hedge when the Eckerd's was constructed. The site plan indicates enhancement of the west and east buffers with Cassia and continuous Cocoplum hedge, the south buffer is shown to be planted with Live Oak and continuous Cocoplum hedge. The theme at the entrance point and corners of the building consists of Queen Emma Crinum Lilly, Variegated Pittosporum, Indian Hawthorn, Cardboard Palm, Pigeon Plum, and Purple Trailing Lantana.

5. *Drainage:* The subject property lies within the Tindall Hammock Irrigation and Soil Conservation District.
6. *Temporary Uses:* The site plan indicates a temporary construction trailer at the southwest corner of the site. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

Stipulated settlement agreement between the Hamilton M. and Blanche C. Forman Christian Foundation and various other Plaintiffs and the Town of Davie, entered into on November 12, 1985, Broward County Circuit Court Case No. 85-003046-CT.

Comprehensive Plan Considerations

This parcel is inside the Regional Activity Center Future Land Use Plan designation that was adopted by Town Council in 1998.

Planning Area: The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 97.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6:* Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council and the Site Plan Committee for further consideration.

Site Plan Committee Recommendation

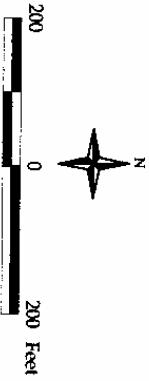
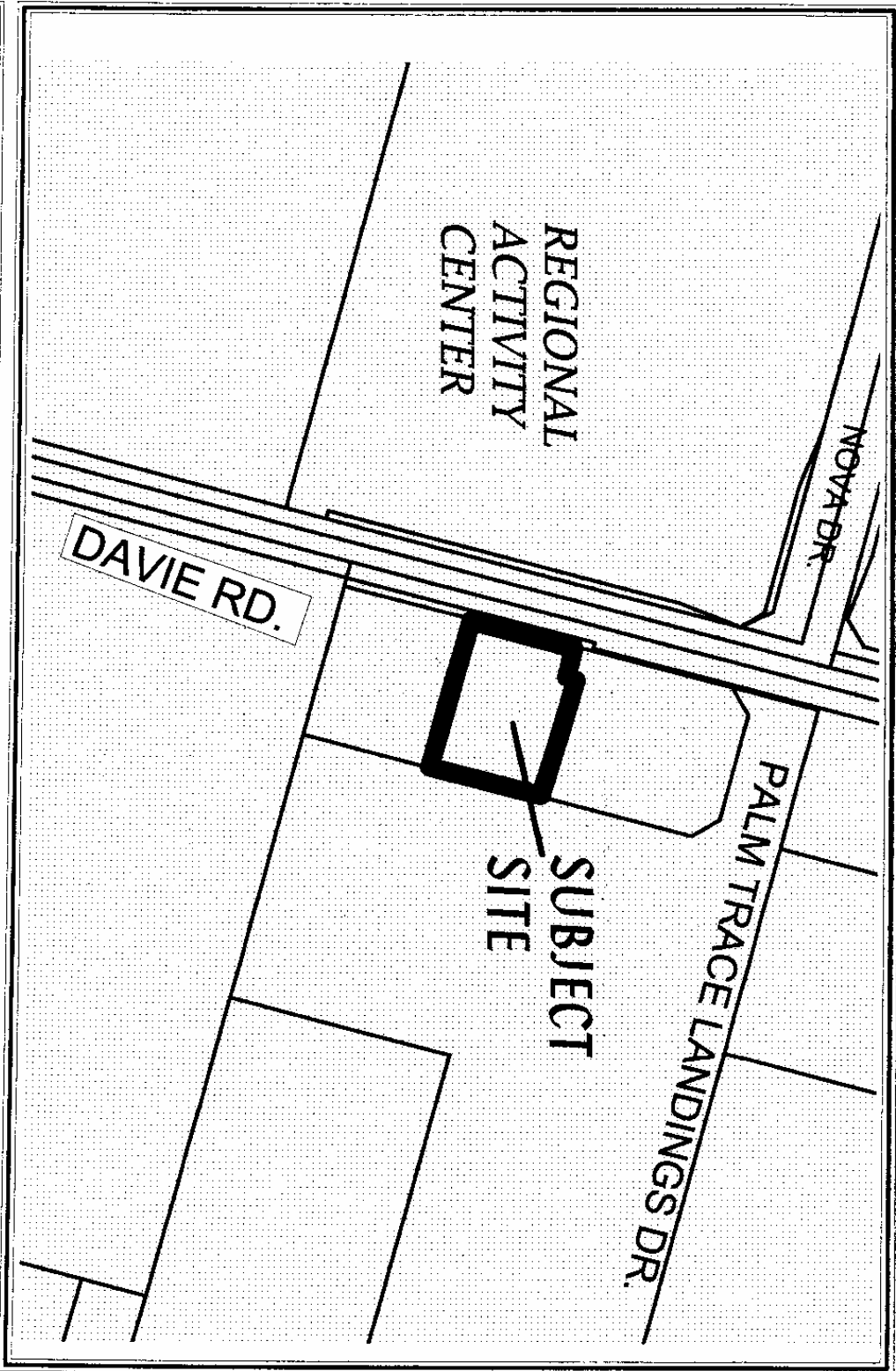
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Exhibits

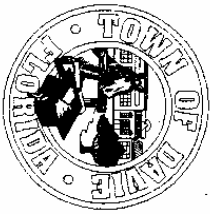
1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



Planning & Zoning Division - GIS



Site Plan
SP 9-1-02
Existing Future Land Use Map

